

The Odeon

3332 - 20th Street S.W. | Calgary, Alberta



Office Leasing Opportunity



Ronmor Developers Inc.
Suite 250
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PROPERTY OVERVIEW



Located in the popular, trendy, and affluent neighbourhood of Marda Loop



Two levels of underground parking



130+ businesses in immediate vicinity including professional services, fitness, and restaurants



Large-scale public art installation on east wall of building



Private rooftop amenity area on the fourth floor



High pedestrian traffic along busy 33rd Avenue

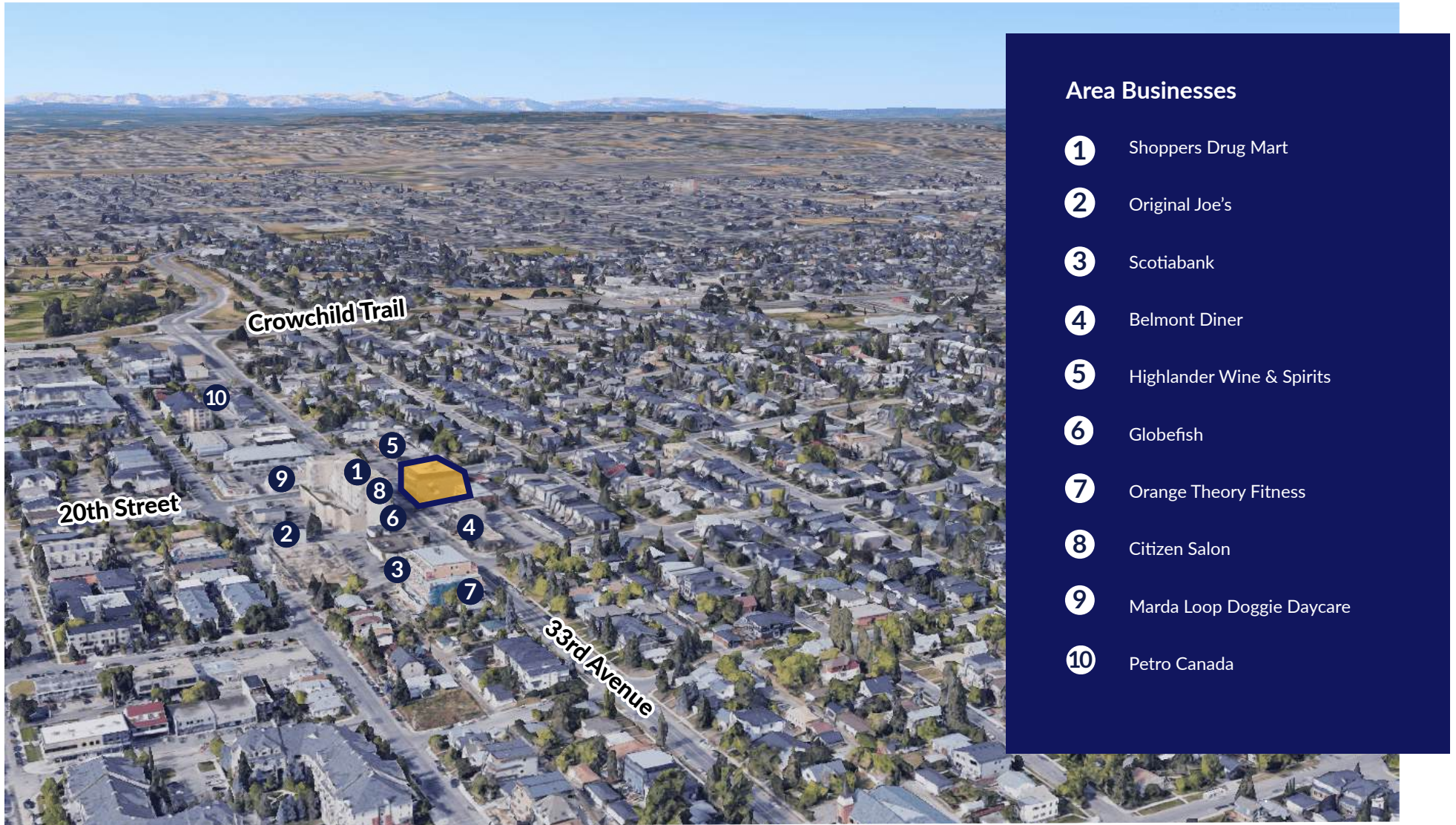
Vacancy Information

Landlord's Legal Name:	Odeon Court Ltd.
Rentable Area:	Suite 311 2,928 SF
Lease Rate:	Market
Operating Costs:	\$24.28 PSF (2025 estimate includes utilities, janitorial, and management fee)
Availability:	Immediate
Term:	5-10 years
Parking:	2 stalls: 1,000 SF leased @ \$295/stall/month (underground)



LOCATION

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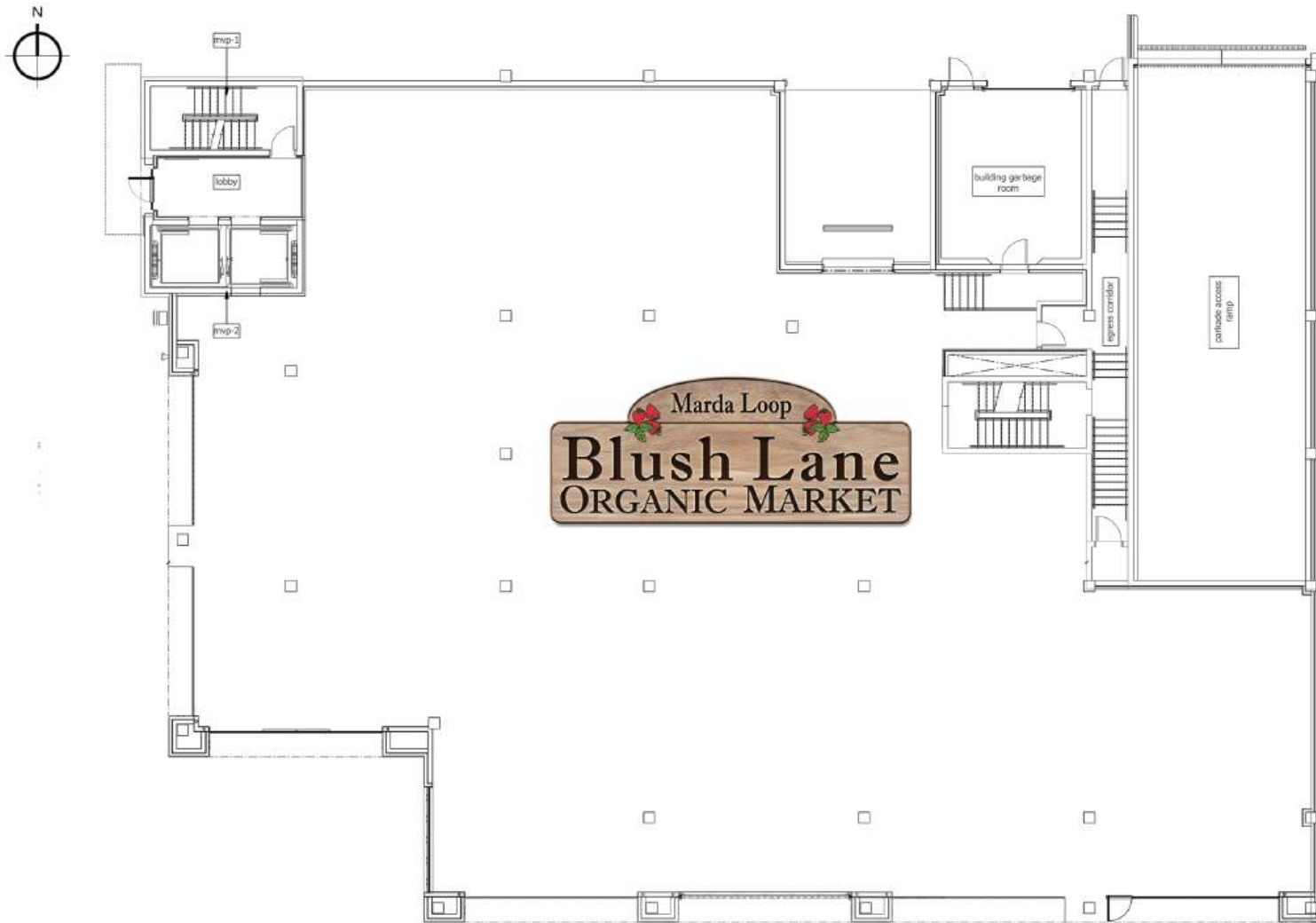


Area Businesses

- 1 Shoppers Drug Mart
- 2 Original Joe's
- 3 Scotiabank
- 4 Belmont Diner
- 5 Highlander Wine & Spirits
- 6 Globefish
- 7 Orange Theory Fitness
- 8 Citizen Salon
- 9 Marda Loop Doggie Daycare
- 10 Petro Canada

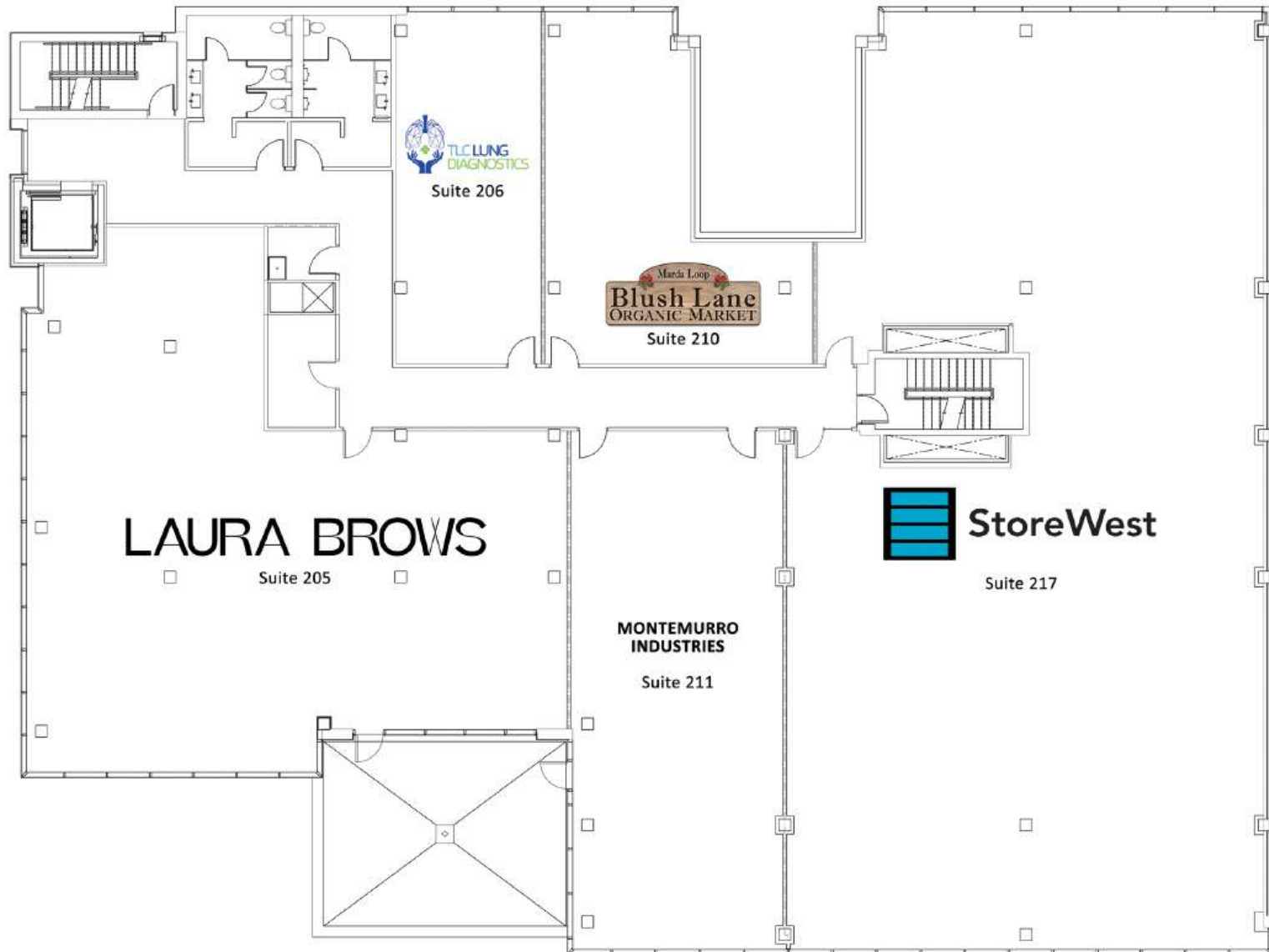
FLOOR PLAN

Main Floor



FLOOR PLAN

Second Floor



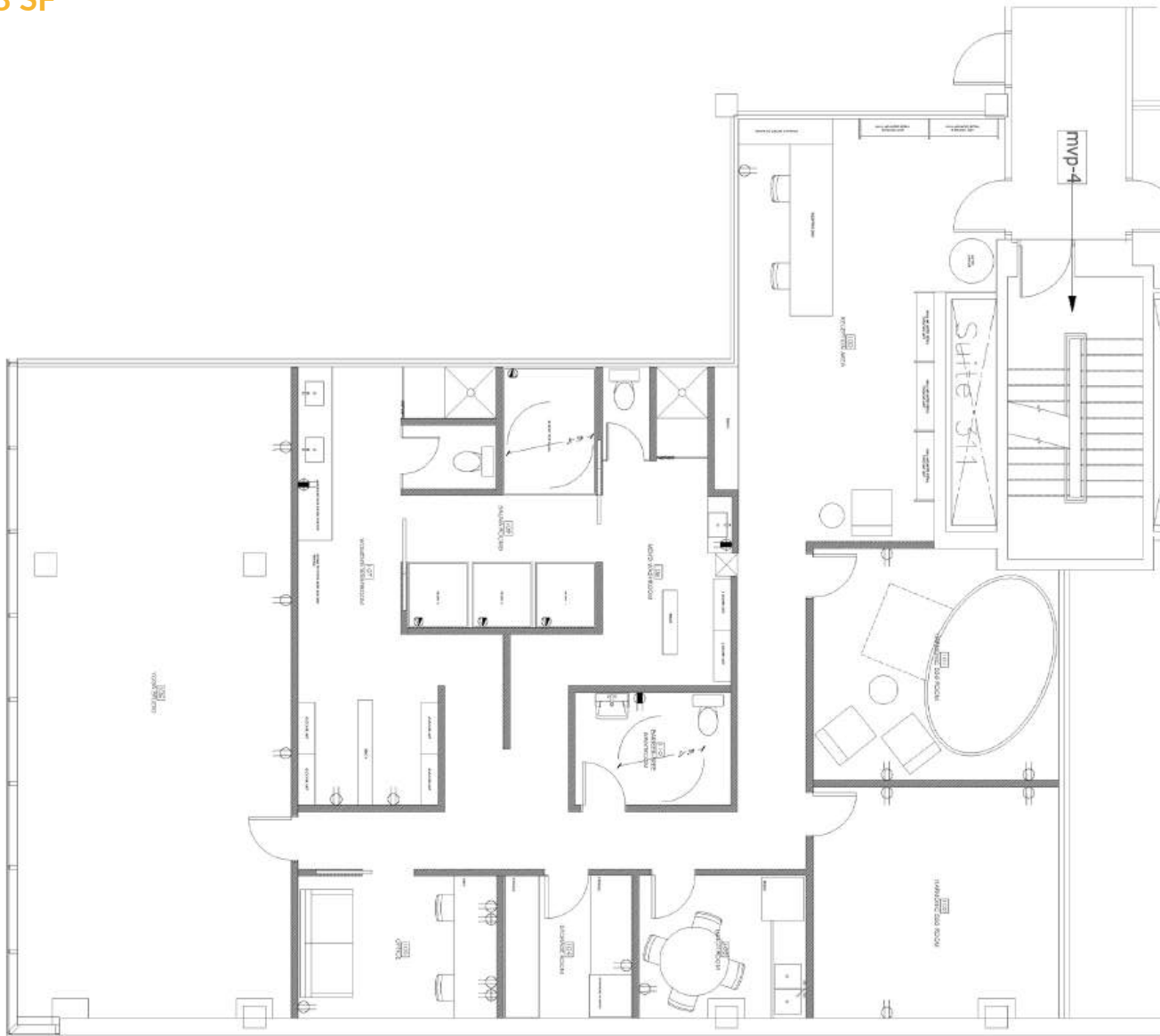
FLOOR PLAN

Third Floor



FLOOR PLAN

Suite 311 | 2,928 SF



PHOTOS | SUITE 311



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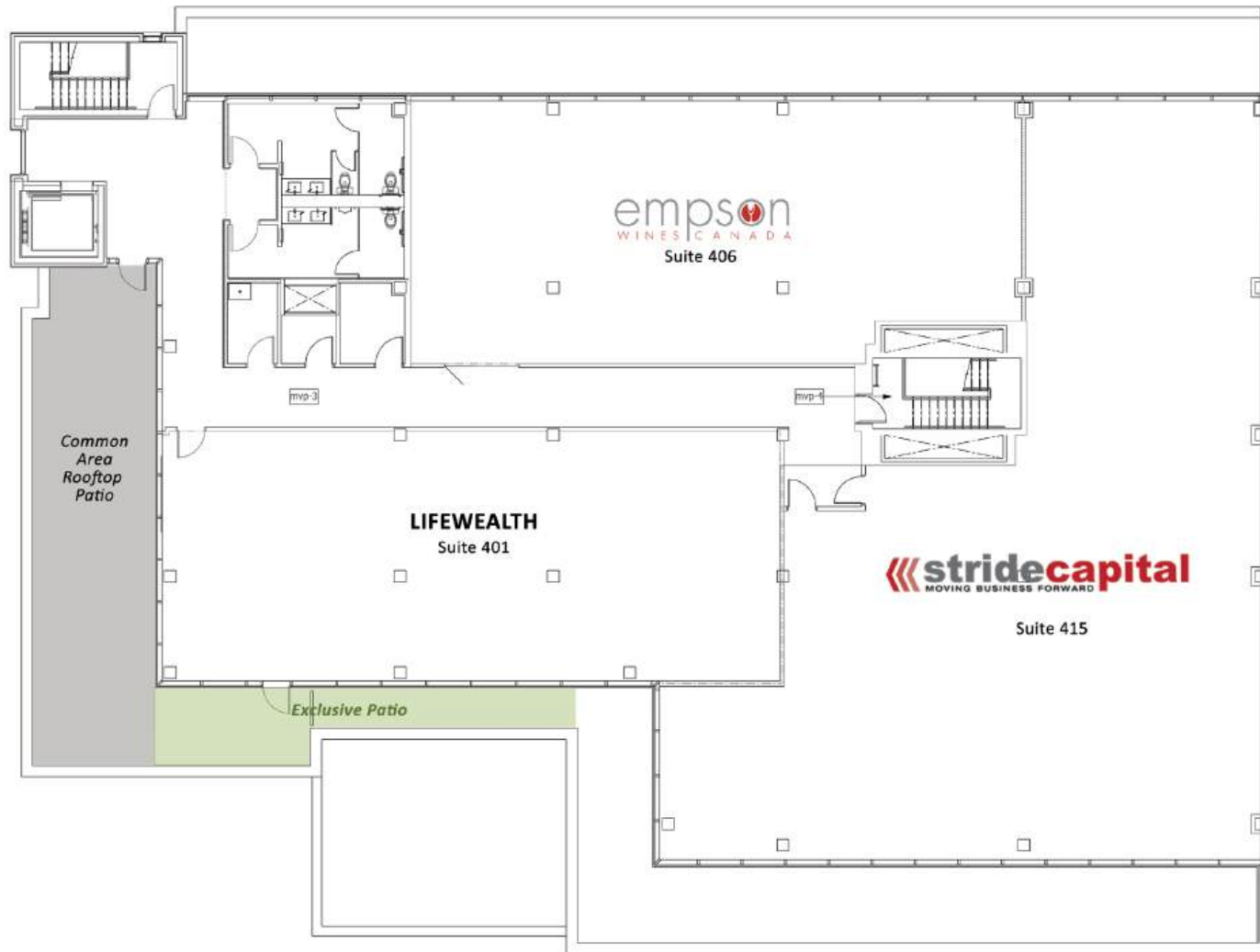
PHOTOS | SUITE 311



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FLOOR PLAN

Fourth Floor

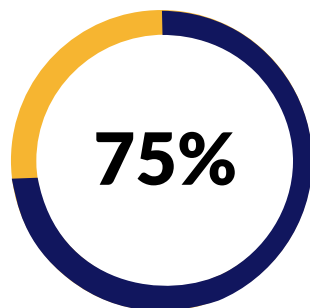


DEMOGRAPHICS

	Aggregation	1 km Radius	3 km Radius	5 km Radius
Total Population	Sum	12,662	88,417	195,733
Daytime Population	Sum	8,416	91,943	424,303
Total Households	Sum	5,932	43,411	94,423



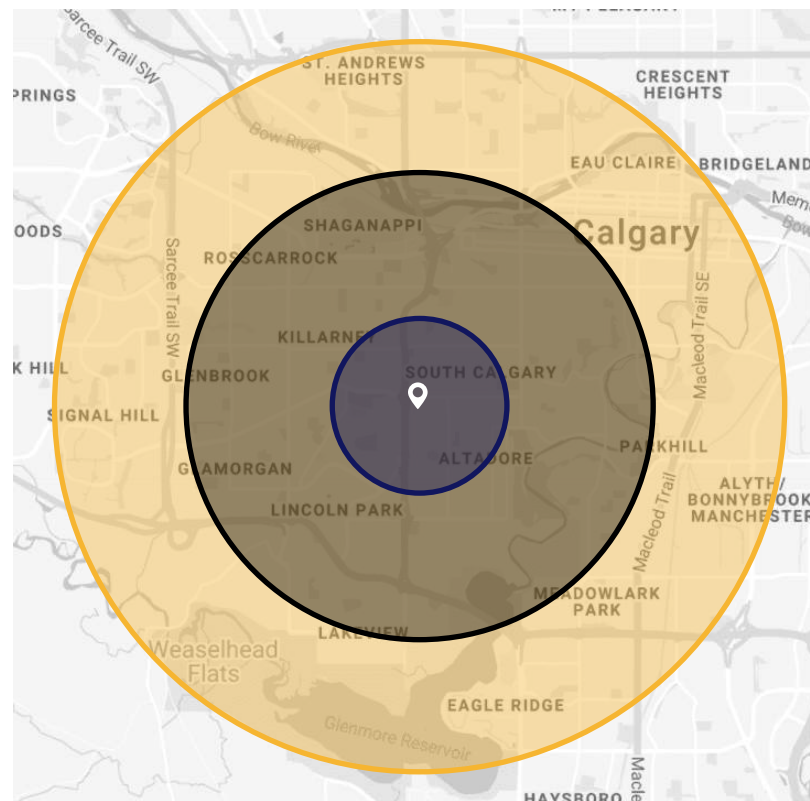
Median age
37 years old



Employment Rate
within 1 km radius



Median Household Income
\$118,312



1 km Radius 3 km Radius 5 km Radius



Primary age
group
22-37
year olds



A **MAJORITY** of the
surrounding population
is **university**
educated